

HOUSING NOW

Winnipeg CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2011

New Home Market

Winnipeg single-detached starts increase in August

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 295 units in August, down 10 per cent from 328 units in August 2010. An increase in single-detached starts could not offset the decrease in the multiple-family sector. After eight months of activity,

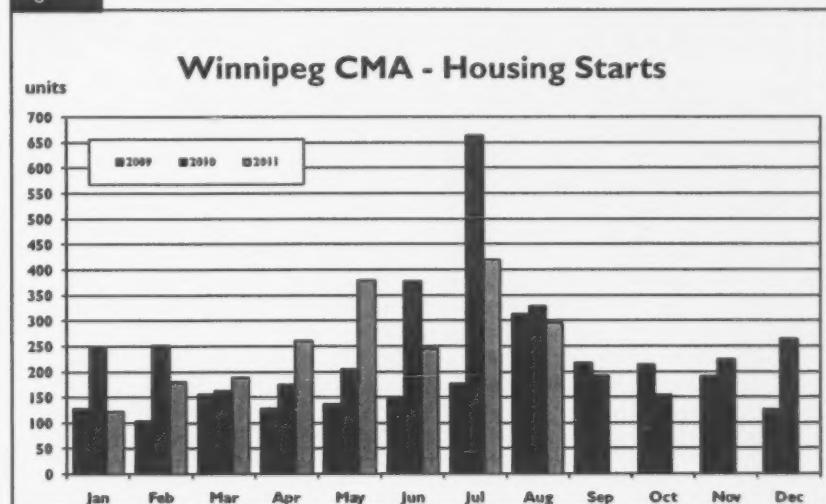
total starts for 2011 numbered 2,089 units, down 13 per cent from 2,411 units recorded during the same period of 2010.

The Winnipeg CMA recorded 231 single-detached starts in August, eight per cent more than the 214 units started in August 2010. This represented the best August performance for single-detached starts since 1989. Year-to-date, single-detached starts numbered 1,311 units in August, one unit more

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Figure 1



Source: CMHC

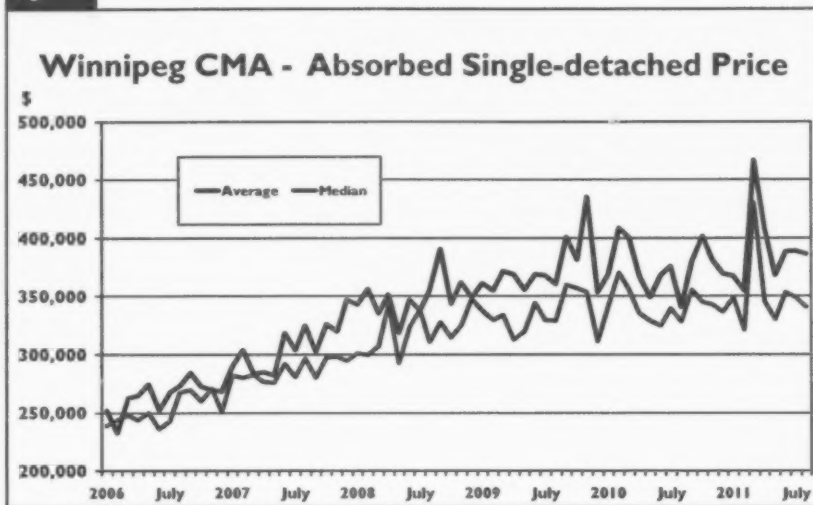
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HOME TO CANADIANS

Figure 2



Source: CMHC

than the number of homes that were started during the same period one year earlier. With demand still being driven by employment gains and population growth, single-detached builders are maintaining the elevated pace of construction set in 2010. There were 1,060 single-detached homes under construction at the end of August, 2.9 per cent more than in August of last year.

Completions were also up in August as the finishing touches were put on 210 single-detached homes, 42 per cent more than the 147 units completed in August 2010. As a result, the year-to-date total number of completions was 1,113, up 10 per cent

compared to the first eight months of 2010. There was also an 81 per cent increase in the number of absorptions in August, 195 units compared to 108 in August of last year. This helped bring year-to-date number of single-detached absorptions to 1,139 units, 20 per cent more than during the corresponding period last year. With absorptions out-pacing completions so far this year, the inventory of completed and unoccupied single-detached homes at the end of August numbered 166 units, 25 per cent less than one year earlier. When taking into account the number of units under construction, the total supply at the end of August stood at 1,226 units, two per cent less than at the end of

August 2010. At the current six-month average rate of absorption, this represents seven months of supply.

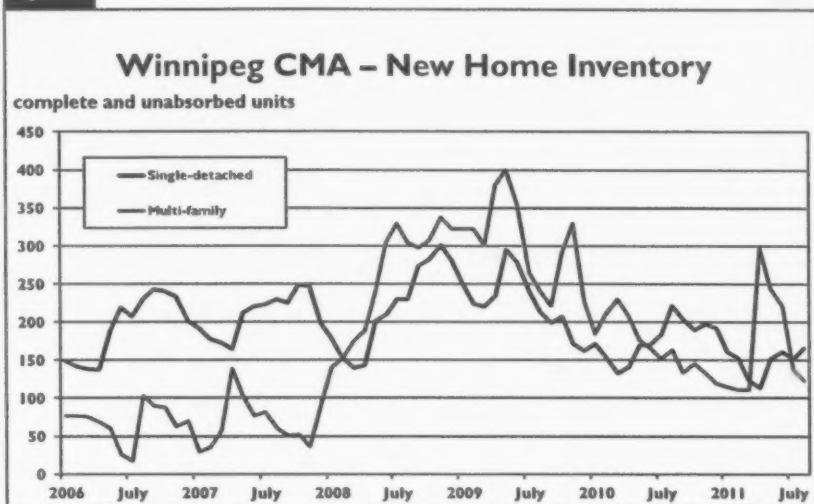
The average price of a new single-detached home absorbed in August in the Winnipeg CMA was \$386,399, 13 per cent higher than in August of 2010. This increase was largely compositional as the market share of homes priced above \$425,000 was 27 per cent in August, substantially higher than the 12 per cent market share this category enjoyed one year earlier. This brings the year-to-date average price to \$386,012, an increase of five per cent from the prior year. Price growth was more modest when looking at median price which was \$340,465, up four per cent from August of 2010.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 64 units break ground in August, 44 per cent less than the 114 units started one year earlier. A total of 778 multiple-family units have been started year-to-date, 29 per cent fewer than the 1,101 units started a year earlier. Nevertheless, after eight months of activity, this year's total remains above the preceding five-year average of 764 units.

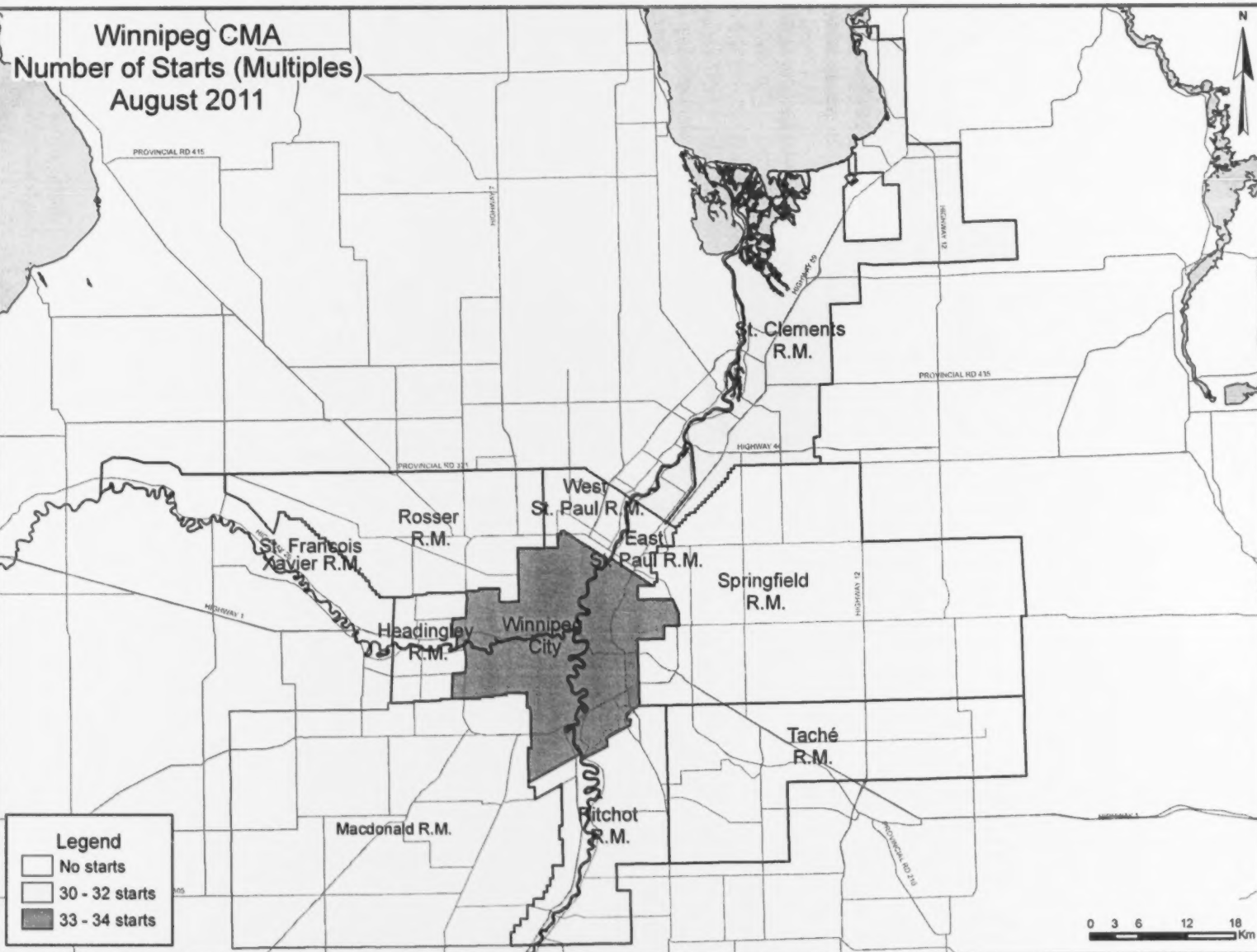
Meanwhile, there were 48 multi-family units completed during the month of August, 17 per cent more than in August 2010. With many of the units

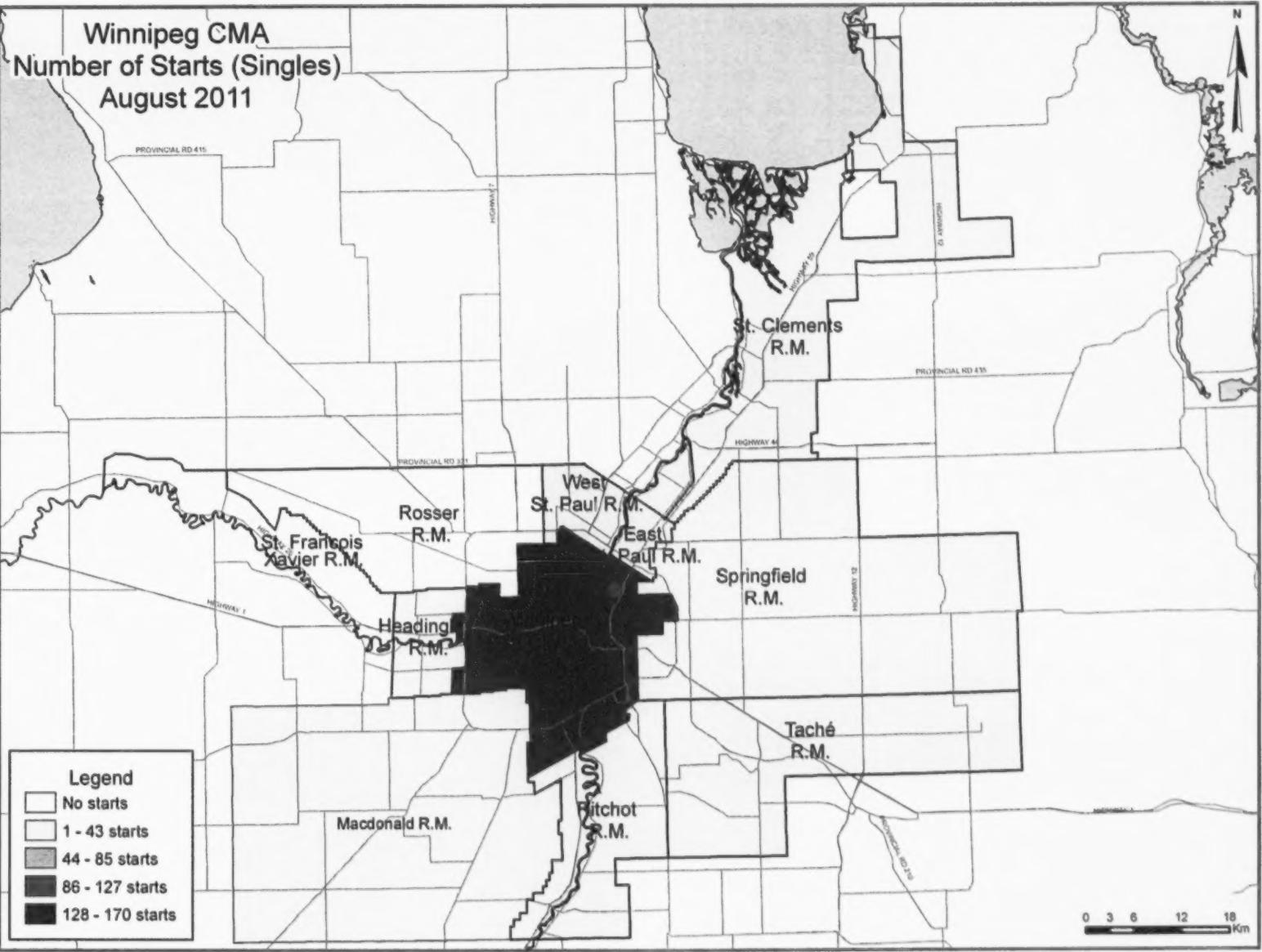
started last year finishing construction during the first eight months of this year, the year-to-date total number of completions, at 586 units, is 73 per cent higher than the corresponding level in 2010. There were 60 multi-family units absorbed in August 2011, twice as many as were absorbed in August 2010. This brings the total number of units absorbed year-to-date to 579 units, 43 per cent more than the number of units absorbed during the corresponding period of last year. As a result, the inventory of multi-family units completed and not absorbed in August declined to 123 units, 25 per cent lower than in August 2010. Total supply however, which includes units under construction, stood at 1,596 units at the end of August, eight per cent higher than the previous year.

Figure 3



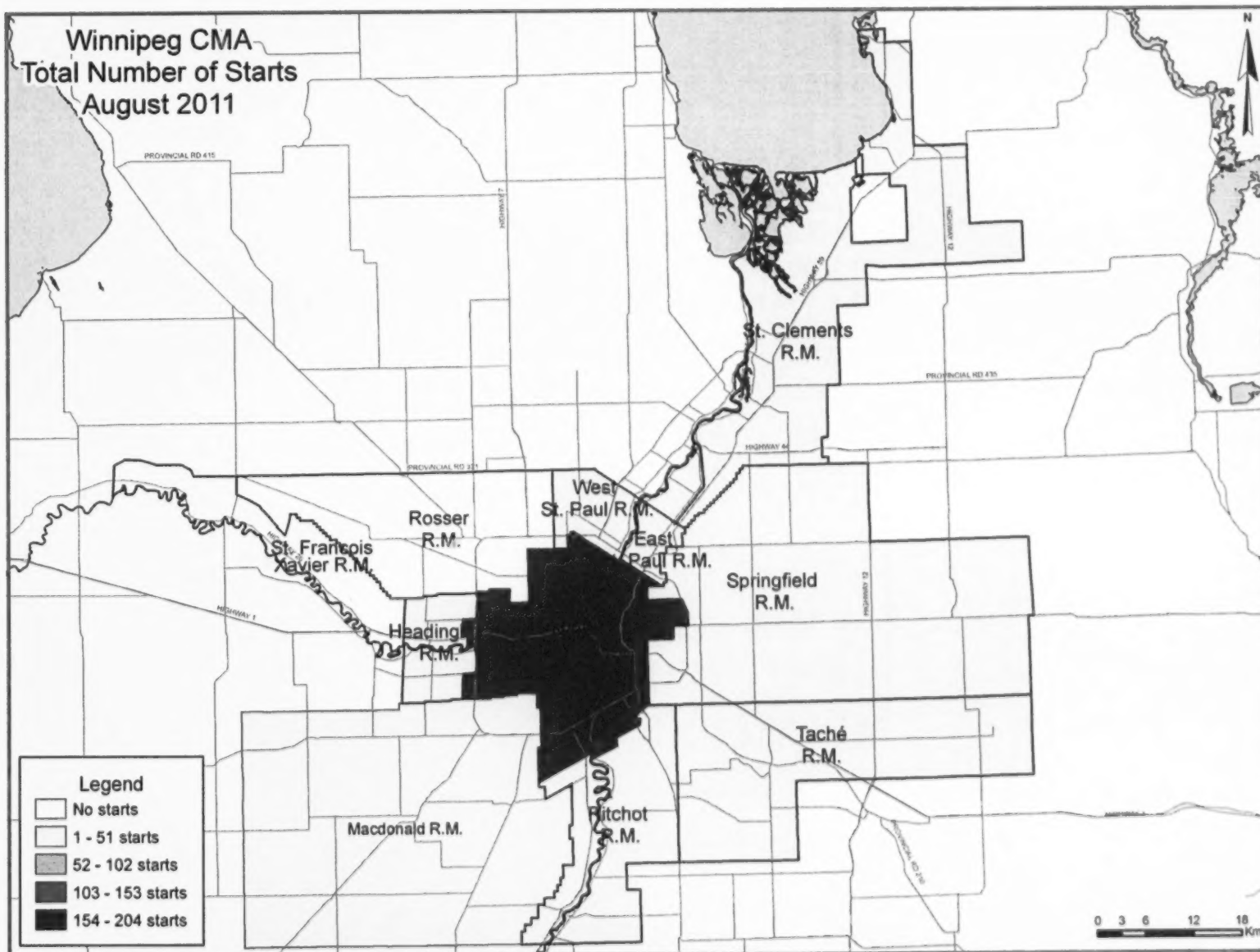
Source: CMHC



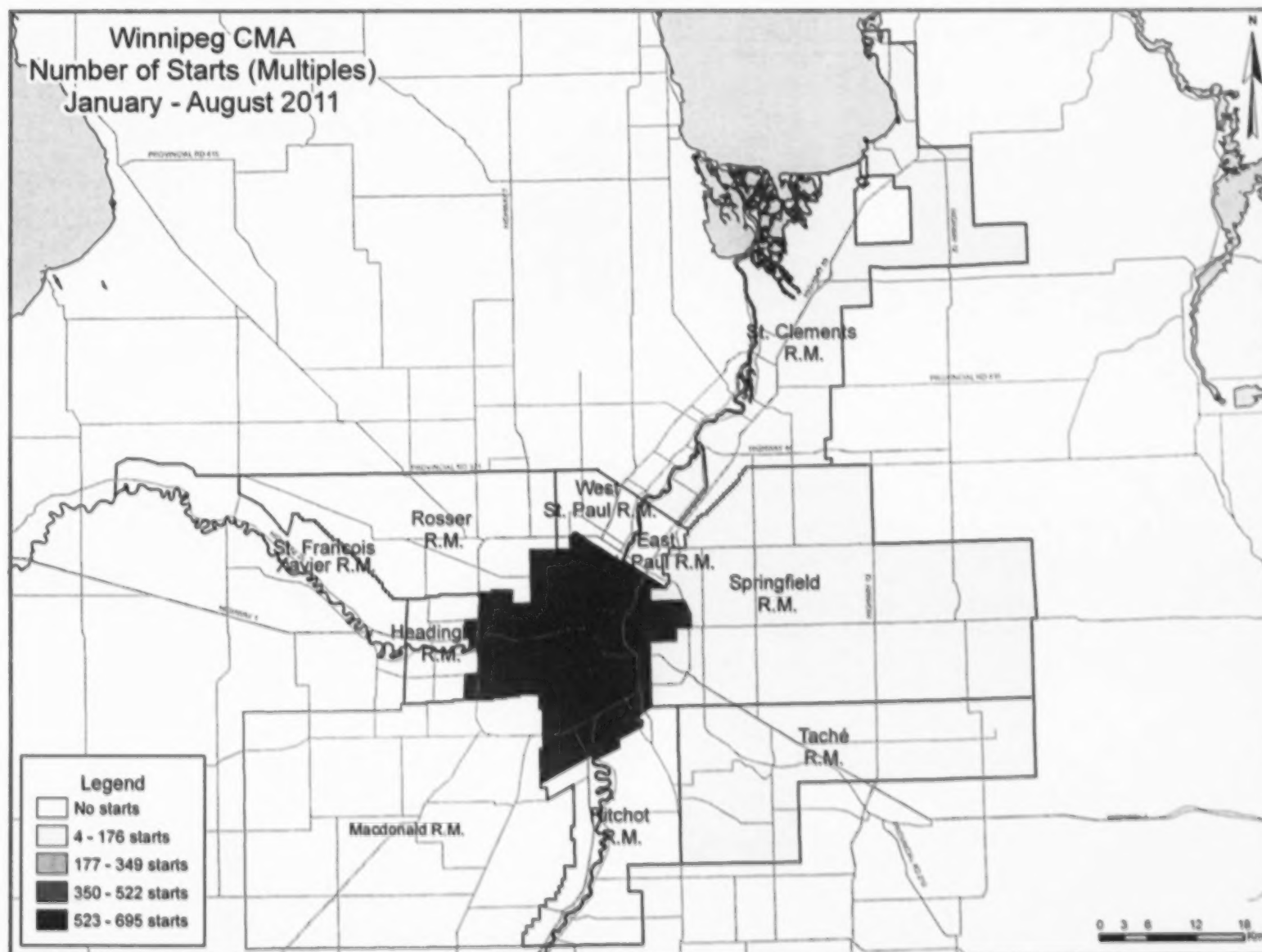


Housing Now - Winnipeg CMA - Date Released - September 2011

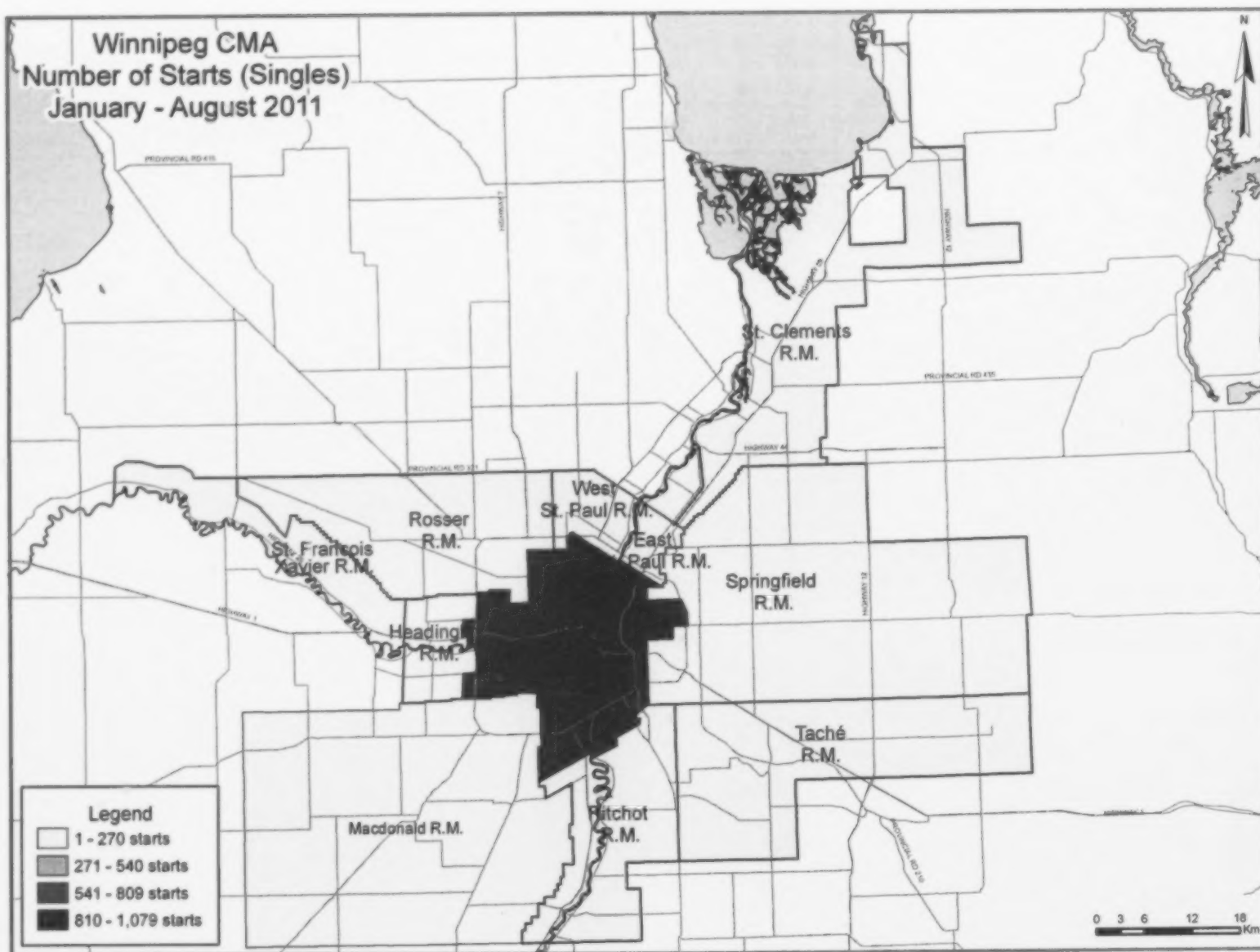
**Winnipeg CMA
Total Number of Starts
August 2011**



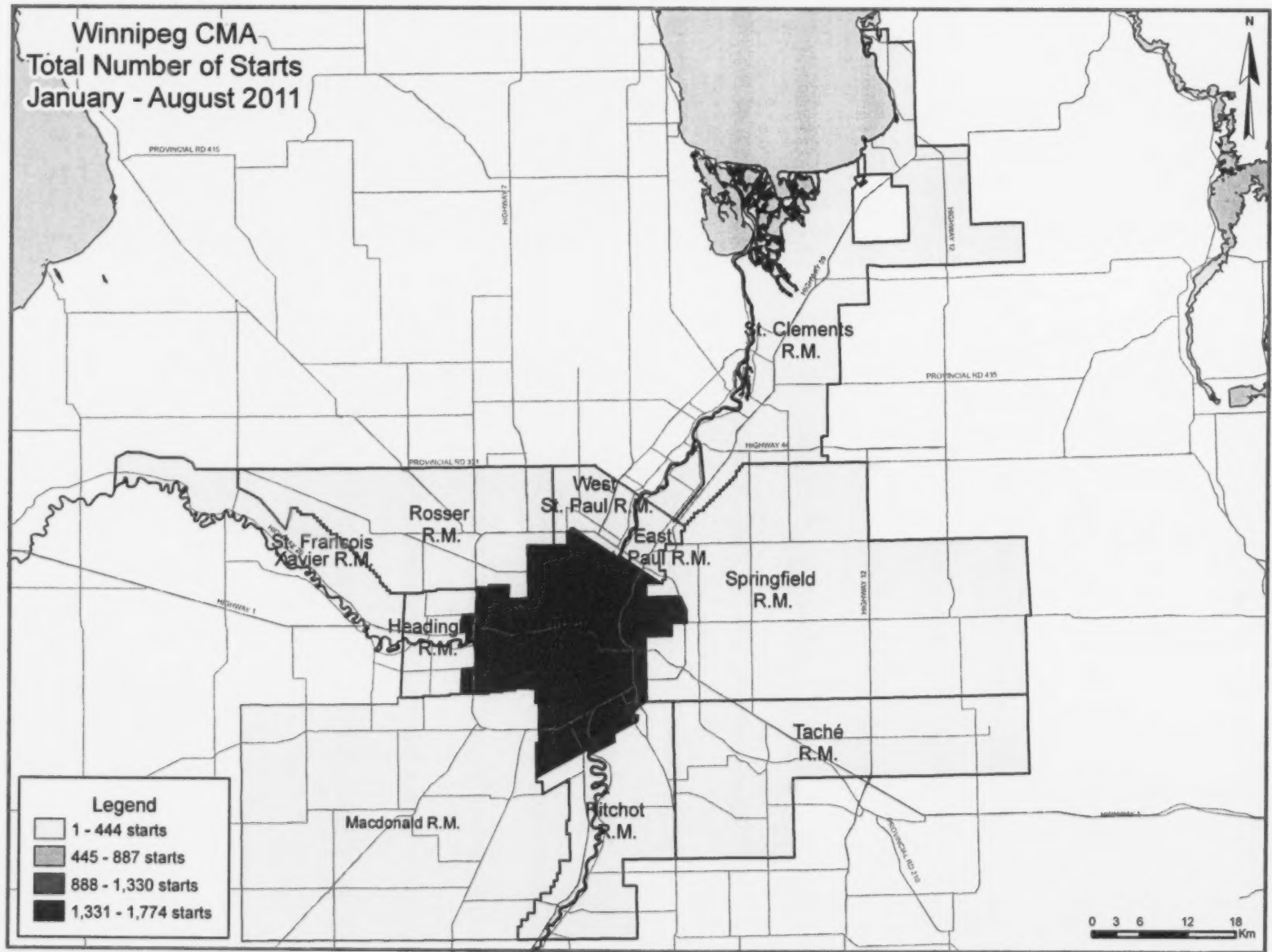
Winnipeg CMA
Number of Starts (Multiples)
January - August 2011



Housing Now - Winnipeg CMA - Data Released - September 2011



Winnipeg CMA
Total Number of Starts
January - August 2011



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
August 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|--------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| August 2011 | 222 | 0 | 0 | 9 | 14 | 30 | 20 | 0 | 295 |
| August 2010 | 211 | 2 | 0 | 3 | 0 | 66 | 0 | 46 | 328 |
| % Change | 5.2 | -100.0 | n/a | 200.0 | n/a | -54.5 | n/a | -100.0 | -10.1 |
| Year-to-date 2011 | 1,291 | 32 | 4 | 20 | 82 | 170 | 127 | 363 | 2,089 |
| Year-to-date 2010 | 1,300 | 22 | 0 | 10 | 124 | 250 | 3 | 702 | 2,411 |
| % Change | -0.7 | 45.5 | n/a | 100.0 | -33.9 | -32.0 | ** | -48.3 | -13.4 |
| UNDER CONSTRUCTION | | | | | | | | | |
| August 2011 | 1,045 | 24 | 4 | 15 | 90 | 413 | 124 | 818 | 2,533 |
| August 2010 | 1,023 | 22 | 0 | 7 | 137 | 315 | 15 | 820 | 2,339 |
| % Change | 2.2 | 9.1 | n/a | 114.3 | -34.3 | 31.1 | ** | -0.2 | 8.3 |
| COMPLETIONS | | | | | | | | | |
| August 2011 | 204 | 6 | 0 | 6 | 4 | 10 | 28 | 0 | 258 |
| August 2010 | 147 | 0 | 0 | 0 | 9 | 0 | 3 | 29 | 188 |
| % Change | 38.8 | n/a | n/a | n/a | -55.6 | n/a | ** | -100.0 | 37.2 |
| Year-to-date 2011 | 1,093 | 18 | 0 | 20 | 79 | 95 | 28 | 366 | 1,699 |
| Year-to-date 2010 | 1,003 | 10 | 0 | 9 | 39 | 159 | 6 | 124 | 1,350 |
| % Change | 9.0 | 80.0 | n/a | 122.2 | 102.6 | -40.3 | ** | 195.2 | 25.9 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| August 2011 | 153 | 5 | 0 | 13 | 8 | 49 | 4 | 57 | 289 |
| August 2010 | 212 | 4 | 0 | 9 | 9 | 115 | 6 | 29 | 384 |
| % Change | -27.8 | 25.0 | n/a | 44.4 | -11.1 | -57.4 | -33.3 | 96.6 | -24.7 |
| ABSORBED | | | | | | | | | |
| August 2011 | 192 | 5 | 0 | 3 | 9 | 9 | 24 | 13 | 255 |
| August 2010 | 108 | 2 | 0 | 0 | 7 | 18 | 0 | 3 | 138 |
| % Change | 77.8 | 150.0 | n/a | n/a | 28.6 | -50.0 | n/a | ** | 84.8 |
| Year-to-date 2011 | 1,126 | 12 | 0 | 13 | 87 | 146 | 24 | 310 | 1,718 |
| Year-to-date 2010 | 939 | 10 | 4 | 11 | 46 | 190 | 0 | 154 | 1,354 |
| % Change | 19.9 | 20.0 | -100.0 | 18.2 | 89.1 | -23.2 | n/a | 101.3 | 26.9 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| Winnipeg City | | | | | | | | | |
| August 2011 | 170 | 0 | 0 | 0 | 14 | 0 | 20 | 0 | 204 |
| August 2010 | 164 | 2 | 0 | 0 | 0 | 66 | 0 | 46 | 278 |
| East St. Paul R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Headingley R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | | | | | | | | | |
| August 2011 | 7 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 8 |
| August 2010 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Ritchot R.M. | | | | | | | | | |
| August 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| August 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Rosser R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | | | | | | | | | |
| August 2011 | 3 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 33 |
| August 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| St. Francois Xavier R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | | | | | | | | | |
| August 2011 | 22 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 30 |
| August 2010 | 8 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 11 |
| Tache R.M. | | | | | | | | | |
| August 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| August 2010 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| West St. Paul R.M. | | | | | | | | | |
| August 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| August 2010 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Winnipeg CMA | | | | | | | | | |
| August 2011 | 222 | 0 | 0 | 9 | 14 | 30 | 20 | 0 | 295 |
| August 2010 | 211 | 2 | 0 | 3 | 0 | 66 | 0 | 46 | 328 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Winnipeg City | | | | | | | | | |
| August 2011 | 815 | 24 | 4 | 1 | 90 | 371 | 121 | 794 | 2,220 |
| August 2010 | 752 | 14 | 0 | 1 | 129 | 315 | 5 | 820 | 2,036 |
| East St. Paul R.M. | | | | | | | | | |
| August 2011 | 9 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 13 |
| August 2010 | 19 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 21 |
| Headingley R.M. | | | | | | | | | |
| August 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| August 2010 | 10 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 11 |
| MacDonald R.M. | | | | | | | | | |
| August 2011 | 23 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 24 |
| August 2010 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 |
| Ritchot R.M. | | | | | | | | | |
| August 2011 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| August 2010 | 18 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| Rosser R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| St. Clements R.M. | | | | | | | | | |
| August 2011 | 47 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 77 |
| August 2010 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 |
| St. Francois Xavier R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Springfield R.M. | | | | | | | | | |
| August 2011 | 56 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 65 |
| August 2010 | 60 | 4 | 0 | 3 | 0 | 0 | 0 | 0 | 67 |
| Tache R.M. | | | | | | | | | |
| August 2011 | 31 | 0 | 0 | 0 | 0 | 12 | 3 | 24 | 70 |
| August 2010 | 52 | 0 | 0 | 0 | 8 | 0 | 10 | 0 | 70 |
| West St. Paul R.M. | | | | | | | | | |
| August 2011 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| August 2010 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Winnipeg CMA | | | | | | | | | |
| August 2011 | 1,045 | 24 | 4 | 15 | 90 | 413 | 124 | 818 | 2,533 |
| August 2010 | 1,023 | 22 | 0 | 7 | 137 | 315 | 15 | 820 | 2,339 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| COMPLETIONS | | | | | | | | | |
| Winnipeg City | | | | | | | | | |
| August 2011 | 174 | 6 | 0 | 1 | 4 | 10 | 8 | 0 | 203 |
| August 2010 | 139 | 0 | 0 | 0 | 9 | 0 | 0 | 29 | 177 |
| East St. Paul R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 5 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Macdonald R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Ritchot R.M. | | | | | | | | | |
| August 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | | | | | | | | | |
| August 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | | | | | | | | | |
| August 2011 | 13 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 15 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | | | | | | | | | |
| August 2011 | 5 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 25 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 |
| West St. Paul R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Winnipeg CHA | | | | | | | | | |
| August 2011 | 204 | 6 | 0 | 6 | 4 | 10 | 28 | 0 | 258 |
| August 2010 | 147 | 0 | 0 | 0 | 9 | 0 | 3 | 29 | 188 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Winnipeg City | | | | | | | | | |
| August 2011 | 132 | 2 | 0 | 1 | 7 | 46 | 0 | 57 | 245 |
| August 2010 | 195 | 2 | 0 | 1 | 8 | 111 | 0 | 29 | 346 |
| East St. Paul R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 6 |
| August 2010 | 1 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 6 |
| Headingley R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 |
| MacDonald R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Ritchot R.M. | | | | | | | | | |
| August 2011 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 5 |
| August 2010 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 6 |
| St. Francois Xavier R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Springfield R.M. | | | | | | | | | |
| August 2011 | 11 | 2 | 0 | 6 | 0 | 0 | 0 | 0 | 19 |
| August 2010 | 2 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 5 |
| Tache R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 7 |
| August 2010 | 0 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 7 |
| West St. Paul R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Winnipeg CMA | | | | | | | | | |
| August 2011 | 153 | 5 | 0 | 13 | 8 | 49 | 4 | 57 | 289 |
| August 2010 | 212 | 4 | 0 | 9 | 9 | 115 | 6 | 29 | 384 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Winnipeg City | | | | | | | | | |
| August 2011 | 171 | 2 | 0 | 1 | 9 | 9 | 8 | 13 | 213 |
| August 2010 | 97 | 2 | 0 | 0 | 7 | 18 | 0 | 3 | 127 |
| East St. Paul R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| MacDonald R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Ritchot R.M. | | | | | | | | | |
| August 2011 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| August 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Rosser R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | | | | | | | | | |
| August 2011 | 7 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 10 |
| August 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Tache R.M. | | | | | | | | | |
| August 2011 | 5 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 21 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | | | | | | | | | |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Winnipeg CMA | | | | | | | | | |
| August 2011 | 192 | 5 | 0 | 3 | 9 | 9 | 24 | 13 | 255 |
| August 2010 | 108 | 2 | 0 | 0 | 7 | 18 | 0 | 3 | 138 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Winnipeg CMA
2001 - 2010**

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| 2010 | 1,893 | 28 | 0 | 28 | 151 | 337 | 3 | 804 | 3,244 |
| % Change | 27.6 | 7.7 | n/a | 33.3 | 64.1 | ** | -57.1 | 113.8 | 59.6 |
| 2009 | 1,484 | 26 | 0 | 21 | 92 | 27 | 7 | 376 | 2,033 |
| % Change | -22.5 | -7.1 | n/a | 40.0 | -22.7 | -95.4 | n/a | 16.8 | -32.4 |
| 2008 | 1,915 | 28 | 0 | 15 | 119 | 586 | 0 | 322 | 3,009 |
| % Change | 4.3 | 180.0 | n/a | -53.1 | 32.2 | -2.3 | -100.0 | -59.3 | -10.7 |
| 2007 | 1,836 | 10 | 0 | 32 | 90 | 600 | 11 | 792 | 3,371 |
| % Change | 5.9 | -54.5 | n/a | ** | -23.1 | 112.8 | 83.3 | 29.2 | 21.4 |
| 2006 | 1,733 | 22 | 0 | 4 | 117 | 282 | 6 | 613 | 2,777 |
| % Change | -0.7 | 83.3 | n/a | -60.0 | -4.1 | 27.0 | 50.0 | 30.4 | 7.4 |
| 2005 | 1,746 | 12 | 0 | 10 | 122 | 222 | 4 | 470 | 2,586 |
| % Change | -5.9 | 100.0 | n/a | -63.0 | 60.5 | 73.4 | n/a | 18.4 | 3.9 |
| 2004 | 1,855 | 6 | 0 | 27 | 76 | 128 | 0 | 397 | 2,489 |
| % Change | 15.0 | 200.0 | n/a | -3.6 | -2.6 | -57.0 | -100.0 | -2.5 | 2.4 |
| 2003 | 1,613 | 2 | 0 | 28 | 78 | 298 | 4 | 407 | 2,430 |
| % Change | 7.7 | -50.0 | n/a | -6.7 | 169.0 | ** | n/a | 127.4 | 33.4 |
| 2002 | 1,498 | 4 | 0 | 30 | 29 | 81 | 0 | 179 | 1,821 |
| % Change | 25.3 | -50.0 | n/a | -28.6 | -44.2 | ** | -100.0 | 155.7 | 23.6 |
| 2001 | 1,196 | 8 | 0 | 42 | 52 | 15 | 6 | 70 | 1,473 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------|------------|------------|----------|----------|-----------|----------|--------------|------------|------------|------------|--------------|
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | % Change |
| Winnipeg City | 170 | 164 | 0 | 2 | 34 | 0 | 0 | 112 | 204 | 278 | -26.6 |
| East St. Paul R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Headingley R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| MacDonald R.M. | 8 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 7 | 14.3 |
| Ritchot R.M. | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 1 | ** |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 3 | 5 | 0 | 0 | 0 | 0 | 30 | 0 | 33 | 5 | ** |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Springfield R.M. | 30 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 11 | 172.7 |
| Tache R.M. | 4 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 17 | -76.5 |
| West St. Paul R.M. | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 4 | 50.0 |
| Winnipeg CMA | 231 | 214 | 0 | 2 | 34 | 0 | 30 | 112 | 295 | 326 | -10.1 |

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------|--------------|--------------|-----------|-----------|------------|------------|--------------|------------|--------------|--------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Winnipeg City | 1,079 | 1,048 | 30 | 18 | 198 | 100 | 467 | 952 | 1,774 | 2,118 | -16.2 |
| East St. Paul R.M. | 13 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 24 | -45.8 |
| Headingley R.M. | 2 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 12 | -83.3 |
| MacDonald R.M. | 27 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 39 | -30.8 |
| Ritchot R.M. | 38 | 21 | 0 | 4 | 0 | 0 | 0 | 0 | 38 | 25 | 52.0 |
| Rosser R.M. | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| St. Clements R.M. | 35 | 36 | 0 | 0 | 0 | 0 | 30 | 0 | 65 | 36 | 80.6 |
| St. Francois Xavier R.M. | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| Springfield R.M. | 72 | 58 | 4 | 6 | 0 | 0 | 0 | 0 | 76 | 64 | 18.8 |
| Tache R.M. | 28 | 44 | 0 | 0 | 13 | 21 | 36 | 0 | 77 | 65 | 18.5 |
| West St. Paul R.M. | 14 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 24 | -41.7 |
| Winnipeg CMA | 1,311 | 1,310 | 34 | 28 | 211 | 121 | 533 | 952 | 2,089 | 2,411 | -13.4 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2011

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------|--------------------------|----------|-----------|----------|--------------------------|-----------|----------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 |
| Winnipeg City | 14 | 0 | 20 | 0 | 0 | 66 | 0 | 46 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 14 | 0 | 20 | 0 | 30 | 66 | 0 | 46 |

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2011

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------|--------------------------|------------|------------|----------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Winnipeg City | 84 | 100 | 114 | 0 | 128 | 250 | 339 | 702 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 18 | 13 | 3 | 12 | 0 | 24 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 84 | 118 | 127 | 3 | 170 | 250 | 363 | 702 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------|------------|------------|-------------|-----------|-----------|-----------|------------|------------|
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 |
| Winnipeg City | 170 | 166 | 14 | 66 | 20 | 46 | 204 | 278 |
| East St. Paul R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Headingley R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| MacDonald R.M. | 7 | 7 | 1 | 0 | 0 | 0 | 8 | 7 |
| Ritchot R.M. | 7 | 1 | 0 | 0 | 0 | 0 | 7 | 1 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 3 | 5 | 30 | 0 | 0 | 0 | 33 | 5 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 22 | 8 | 8 | 3 | 0 | 0 | 30 | 11 |
| Tache R.M. | 4 | 17 | 0 | 0 | 0 | 0 | 4 | 17 |
| West St. Paul R.M. | 6 | 4 | 0 | 0 | 0 | 0 | 6 | 4 |
| Winnipeg CMA | 222 | 213 | 53 | 69 | 20 | 46 | 295 | 328 |

Table 2.5: Starts by Submarket and by Intended Market
January - August 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------|--------------|--------------|-------------|------------|------------|------------|--------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Winnipeg City | 1,109 | 1,058 | 212 | 358 | 453 | 702 | 1,774 | 2,118 |
| East St. Paul R.M. | 6 | 21 | 7 | 3 | 0 | 0 | 13 | 24 |
| Headingley R.M. | 2 | 10 | 0 | 2 | 0 | 0 | 2 | 12 |
| MacDonald R.M. | 25 | 39 | 2 | 0 | 0 | 0 | 27 | 39 |
| Ritchot R.M. | 38 | 25 | 0 | 0 | 0 | 0 | 38 | 25 |
| Rosser R.M. | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 3 |
| St. Clements R.M. | 35 | 36 | 30 | 0 | 0 | 0 | 65 | 36 |
| St. Francois Xavier R.M. | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| Springfield R.M. | 67 | 61 | 9 | 3 | 0 | 0 | 76 | 64 |
| Tache R.M. | 28 | 44 | 12 | 18 | 37 | 3 | 77 | 65 |
| West St. Paul R.M. | 14 | 24 | 0 | 0 | 0 | 0 | 14 | 24 |
| Winnipeg CMA | 1,327 | 1,322 | 272 | 384 | 490 | 705 | 2,089 | 2,411 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------|------------|------------|----------|----------|-----------|-----------|--------------|-----------|------------|------------|-------------|
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | % Change |
| Winnipeg City | 175 | 139 | 6 | 2 | 12 | 7 | 10 | 29 | 203 | 177 | 14.7 |
| East St. Paul R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| MacDonald R.M. | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | -75.0 |
| Ritchot R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Springfield R.M. | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | n/a |
| Tache R.M. | 5 | 0 | 0 | 0 | 20 | 3 | 0 | 0 | 25 | 3 | 750.0 |
| West St. Paul R.M. | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Winnipeg CMA | 210 | 147 | 6 | 2 | 32 | 10 | 10 | 29 | 258 | 188 | 37.2 |

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------|--------------|--------------|-----------|-----------|-----------|-----------|--------------|------------|--------------|--------------|-------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Winnipeg City | 893 | 845 | 16 | 14 | 79 | 29 | 461 | 283 | 1,449 | 1,171 | 23.7 |
| East St. Paul R.M. | 20 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 15 | 33.3 |
| Headingley R.M. | 5 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 12 | -58.3 |
| MacDonald R.M. | 23 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 26 | -11.5 |
| Ritchot R.M. | 17 | 9 | 2 | 2 | 0 | 0 | 0 | 0 | 19 | 11 | 72.7 |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| St. Clements R.M. | 28 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 19 | 47.4 |
| St. Francois Xavier R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| Springfield R.M. | 73 | 42 | 8 | 4 | 0 | 0 | 0 | 0 | 81 | 46 | 76.1 |
| Tache R.M. | 42 | 24 | 0 | 0 | 20 | 6 | 0 | 0 | 62 | 30 | 106.7 |
| West St. Paul R.M. | 9 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 18 | -50.0 |
| Winnipeg CMA | 1,113 | 1,012 | 26 | 20 | 99 | 35 | 461 | 283 | 1,699 | 1,350 | 25.9 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2011

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------|--------------------------|----------|-----------|----------|--------------------------|----------|----------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 |
| Winnipeg City | 4 | 7 | 8 | 0 | 10 | 0 | 0 | 29 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 20 | 3 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 4 | 7 | 28 | 3 | 10 | 0 | 0 | 29 |

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2011

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------|--------------------------|-----------|-----------|----------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Winnipeg City | 71 | 29 | 8 | 0 | 95 | 159 | 366 | 124 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 20 | 6 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 71 | 29 | 28 | 6 | 95 | 159 | 366 | 124 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------|------------|------------|-------------|----------|-----------|-----------|------------|------------|
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 |
| Winnipeg City | 180 | 139 | 15 | 9 | 8 | 29 | 203 | 177 |
| East St. Paul R.M. | 2 | 0 | 3 | 0 | 0 | 0 | 5 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 1 | 4 | 0 | 0 | 0 | 0 | 1 | 4 |
| Ritchot R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Springfield R.M. | 13 | 0 | 2 | 0 | 0 | 0 | 15 | 0 |
| Tache R.M. | 5 | 0 | 0 | 0 | 20 | 3 | 25 | 3 |
| West St. Paul R.M. | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Winnipeg CMA | 210 | 147 | 20 | 9 | 28 | 32 | 258 | 188 |

Table 3.5: Completions by Submarket and by Intended Market
January - August 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------|--------------|--------------|-------------|------------|------------|------------|--------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Winnipeg City | 897 | 847 | 178 | 200 | 374 | 124 | 1,449 | 1,171 |
| East St. Paul R.M. | 14 | 13 | 6 | 2 | 0 | 0 | 20 | 15 |
| Headingley R.M. | 4 | 9 | 1 | 3 | 0 | 0 | 5 | 12 |
| MacDonald R.M. | 21 | 26 | 2 | 0 | 0 | 0 | 23 | 26 |
| Ritchot R.M. | 19 | 11 | 0 | 0 | 0 | 0 | 19 | 11 |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| St. Clements R.M. | 28 | 19 | 0 | 0 | 0 | 0 | 28 | 19 |
| St. Francois Xavier R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| Springfield R.M. | 74 | 44 | 7 | 2 | 0 | 0 | 81 | 46 |
| Tache R.M. | 42 | 24 | 0 | 0 | 20 | 6 | 62 | 30 |
| West St. Paul R.M. | 9 | 18 | 0 | 0 | 0 | 0 | 9 | 18 |
| Winnipeg CMA | 1,111 | 1,013 | 194 | 207 | 394 | 130 | 1,699 | 1,350 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|--------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$275,000 | | \$275,000 - \$324,999 | | \$325,000 - \$374,999 | | \$375,000 - \$424,999 | | \$425,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Winnipeg City | | | | | | | | | | | | | |
| August 2011 | 20 | 12.4 | 48 | 29.8 | 40 | 24.8 | 11 | 6.8 | 42 | 26.1 | 161 | 338,101 | 383,458 |
| August 2010 | 17 | 17.7 | 25 | 26.0 | 34 | 35.4 | 9 | 9.4 | 11 | 11.5 | 96 | 329,313 | 336,356 |
| Year-to-date 2011 | 91 | 10.4 | 260 | 29.8 | 220 | 25.2 | 97 | 11.1 | 205 | 23.5 | 873 | 342,000 | 380,801 |
| Year-to-date 2010 | 127 | 16.8 | 214 | 28.4 | 212 | 28.1 | 69 | 9.2 | 132 | 17.5 | 754 | 333,402 | 360,212 |
| East St. Paul R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 5.6 | 17 | 94.4 | 18 | 597,360 | 583,706 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 30.8 | 9 | 69.2 | 13 | 511,028 | 555,319 |
| Headingley R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 1 | 14.3 | 4 | 57.1 | 7 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 2 | 20.0 | 1 | 10.0 | 7 | 70.0 | 10 | 475,000 | 614,040 |
| MacDonald R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| August 2010 | 0 | 0.0 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2011 | 7 | 25.9 | 6 | 22.2 | 6 | 22.2 | 0 | 0.0 | 8 | 29.6 | 27 | 328,728 | 366,771 |
| Year-to-date 2010 | 2 | 8.3 | 12 | 50.0 | 1 | 4.2 | 4 | 16.7 | 5 | 20.8 | 24 | 316,000 | 361,577 |
| Ritchot R.M. | | | | | | | | | | | | | |
| August 2011 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| August 2010 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2011 | 4 | 30.8 | 4 | 30.8 | 4 | 30.8 | 0 | 0.0 | 1 | 7.7 | 13 | 294,900 | 320,425 |
| Year-to-date 2010 | 4 | 57.1 | 1 | 14.3 | 2 | 28.6 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Rosser R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| St. Clements R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 2 | 22.2 | 2 | 22.2 | 5 | 55.6 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2010 | 1 | 11.1 | 2 | 22.2 | 1 | 11.1 | 5 | 55.6 | 0 | 0.0 | 9 | -- | -- |
| St. Francois Xavier R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|--------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$275,000 | | \$275,000 - \$324,999 | | \$325,000 - \$374,999 | | \$375,000 - \$424,999 | | \$425,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Springfield R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 1 | 16.7 | 1 | 16.7 | 3 | 50.0 | 1 | 16.7 | 6 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 6 | 12.2 | 14 | 28.6 | 18 | 36.7 | 11 | 22.4 | 49 | 383,759 | 388,037 |
| Year-to-date 2010 | 0 | 0.0 | 12 | 38.7 | 3 | 9.7 | 10 | 32.3 | 6 | 19.4 | 31 | 377,775 | 382,792 |
| Tache R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 3 | 17.6 | 5 | 29.4 | 3 | 17.6 | 4 | 23.5 | 2 | 11.8 | 17 | 338,976 | 339,304 |
| Year-to-date 2010 | 4 | 23.5 | 3 | 17.6 | 4 | 23.5 | 2 | 11.8 | 4 | 23.5 | 17 | 329,900 | 370,440 |
| West St. Paul R.M. | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 2 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 5 | 62.5 | 0 | 0.0 | 3 | 37.5 | 8 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 2 | 18.2 | 3 | 27.3 | 6 | 54.5 | 11 | 442,000 | 465,469 |
| Winnipeg CMA | | | | | | | | | | | | | |
| August 2011 | 21 | 12.1 | 49 | 28.2 | 43 | 24.7 | 14 | 8.0 | 47 | 27.0 | 174 | 340,465 | 386,399 |
| August 2010 | 18 | 17.0 | 30 | 28.3 | 35 | 33.0 | 10 | 9.4 | 13 | 12.3 | 106 | 328,271 | 341,117 |
| Year-to-date 2011 | 105 | 10.3 | 283 | 27.7 | 256 | 25.1 | 126 | 12.3 | 251 | 24.6 | 1,021 | 346,500 | 386,012 |
| Year-to-date 2010 | 138 | 15.7 | 244 | 27.8 | 228 | 26.0 | 98 | 11.2 | 169 | 19.3 | 877 | 335,143 | 367,407 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2011**

| Submarket | Aug 2011 | Aug 2010 | % Change | YTD 2011 | YTD 2010 | % Change |
|--------------------------|----------------|----------------|-------------|----------------|----------------|------------|
| Winnipeg City | 383,458 | 336,356 | 14.0 | 380,801 | 360,212 | 5.7 |
| East St. Paul R.M. | -- | -- | n/a | 583,706 | 555,319 | 5.1 |
| Headingley R.M. | -- | -- | n/a | -- | 614,040 | n/a |
| MacDonald R.M. | -- | -- | n/a | 366,771 | 361,577 | 1.4 |
| Ritchot R.M. | -- | -- | n/a | 320,425 | -- | n/a |
| Rosser R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Clements R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Francois Xavier R.M. | -- | -- | n/a | -- | -- | n/a |
| Springfield R.M. | -- | -- | n/a | 388,037 | 382,792 | 1.4 |
| Tache R.M. | -- | -- | n/a | 339,304 | 370,440 | -8.4 |
| West St. Paul R.M. | -- | -- | n/a | -- | 465,469 | n/a |
| Winnipeg CMA | 386,399 | 341,117 | 13.3 | 386,012 | 367,407 | 5.1 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg
August 2011**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to- New Listings SA | Average Price (\$) | Yr/Yr % | Average Price (\$ SA |
|------|-----------|--------------------|---------|----------|------------------------------|--------------------|---------------------------------|-----------------------|---------|-------------------------|
| 2010 | January | 457 | -8.8 | 946 | 848 | 1,281 | 73.8 | 213,134 | 15.9 | 226,753 |
| | February | 671 | 8.1 | 965 | 1,051 | 1,345 | 71.7 | 215,230 | 10.6 | 221,411 |
| | March | 1,030 | 18.5 | 980 | 1,558 | 1,358 | 72.2 | 227,167 | 7.5 | 220,815 |
| | April | 1,242 | 14.3 | 1,004 | 1,958 | 1,499 | 67.0 | 236,574 | 11.3 | 226,116 |
| | May | 1,342 | 3.2 | 959 | 1,970 | 1,319 | 72.7 | 237,696 | 13.8 | 224,444 |
| | June | 1,369 | -3.3 | 920 | 1,670 | 1,211 | 76.0 | 233,568 | 9.9 | 228,178 |
| | July | 1,127 | -13.3 | 918 | 1,438 | 1,288 | 71.3 | 225,191 | 9.2 | 226,171 |
| | August | 955 | -11.6 | 841 | 1,391 | 1,282 | 65.6 | 222,597 | 7.3 | 224,813 |
| | September | 1,088 | 3.7 | 990 | 1,472 | 1,320 | 75.0 | 222,599 | 6.2 | 229,582 |
| | October | 901 | -2.5 | 998 | 1,149 | 1,333 | 74.9 | 229,467 | 8.9 | 234,125 |
| | November | 777 | -2.0 | 985 | 954 | 1,344 | 73.3 | 226,886 | 12.2 | 236,030 |
| | December | 613 | 7.9 | 1,067 | 516 | 1,395 | 76.5 | 239,182 | 13.9 | 243,401 |
| 2011 | January | 525 | 14.9 | 1,072 | 981 | 1,428 | 75.1 | 229,715 | 7.8 | 238,866 |
| | February | 730 | 8.8 | 1,050 | 1,183 | 1,461 | 71.9 | 228,180 | 6.0 | 237,301 |
| | March | 1,112 | 8.0 | 1,041 | 1,412 | 1,298 | 80.2 | 241,955 | 6.5 | 240,793 |
| | April | 1,091 | -12.2 | 970 | 1,597 | 1,315 | 73.8 | 240,655 | 1.7 | 231,704 |
| | May | 1,366 | 1.8 | 950 | 2,055 | 1,320 | 72.0 | 248,547 | 4.6 | 236,391 |
| | June | 1,462 | 6.8 | 984 | 1,736 | 1,312 | 75.0 | 243,976 | 4.5 | 238,768 |
| | July | 1,179 | 4.6 | 1,012 | 1,532 | 1,389 | 72.9 | 238,258 | 5.8 | 240,437 |
| | August | 1,205 | 26.2 | 985 | 1,616 | 1,392 | 70.8 | 236,307 | 6.2 | 241,692 |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2010 | 3,953 | 3.9 | | 5,598 | | | 235,914 | 11.7 | |
| | Q2 2011 | 3,919 | -0.9 | | 5,388 | | | 244,646 | 3.7 | |
| | YTD 2010 | 8,193 | 0.2 | | 11,884 | | | 228,822 | 10.5 | |
| | YTD 2011 | 8,670 | 5.8 | | 12,112 | | | 239,982 | 4.9 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

August 2011

| | | Interest Rates | | | NHPI, Total, Winnipeg CMA 2007=100 | CPI, 2002 =100 | Winnipeg Labour Market | | | |
|------|-----------|---------------------------|--------------------|---------------|---|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (.000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2010 | January | 610 | 3.60 | 5.49 | 114.7 | 114.1 | 402 | 5.7 | 70.0 | 733 |
| | February | 604 | 3.60 | 5.39 | 116.9 | 114.4 | 402 | 5.8 | 70.0 | 734 |
| | March | 631 | 3.60 | 5.85 | 117.4 | 114.5 | 403 | 5.7 | 70.1 | 732 |
| | April | 655 | 3.80 | 6.25 | 117.8 | 114.6 | 405 | 5.6 | 70.1 | 731 |
| | May | 639 | 3.70 | 5.99 | 118.1 | 114.8 | 407 | 5.7 | 70.5 | 733 |
| | June | 633 | 3.60 | 5.89 | 118.6 | 114.6 | 409 | 5.8 | 70.8 | 743 |
| | July | 627 | 3.50 | 5.79 | 118.9 | 114.5 | 410 | 6.0 | 71.1 | 753 |
| | August | 604 | 3.30 | 5.39 | 119.3 | 114.6 | 411 | 6.0 | 71.2 | 758 |
| | September | 604 | 3.30 | 5.39 | 119.4 | 114.9 | 412 | 5.8 | 71.1 | 763 |
| | October | 598 | 3.20 | 5.29 | 119.4 | 115.6 | 413 | 5.6 | 71.0 | 767 |
| | November | 607 | 3.35 | 5.44 | 119.4 | 115.8 | 411 | 5.4 | 70.3 | 768 |
| | December | 592 | 3.35 | 5.19 | 120.7 | 115.3 | 410 | 5.4 | 70.0 | 768 |
| 2011 | January | 592 | 3.35 | 5.19 | 121.5 | 116.3 | 407 | 5.4 | 69.6 | 770 |
| | February | 607 | 3.50 | 5.44 | 122.3 | 116.7 | 409 | 5.6 | 69.9 | 773 |
| | March | 601 | 3.50 | 5.34 | 122.7 | 117.6 | 410 | 5.7 | 70.1 | 771 |
| | April | 621 | 3.70 | 5.69 | 122.8 | 117.9 | 410 | 5.7 | 70.0 | 773 |
| | May | 616 | 3.70 | 5.59 | 122.9 | 119.1 | 409 | 5.6 | 69.7 | 774 |
| | June | 604 | 3.50 | 5.39 | 123.8 | 118.3 | 407 | 5.6 | 69.2 | 780 |
| | July | 604 | 3.50 | 5.39 | 124.0 | 117.9 | 406 | 5.7 | 69.0 | 779 |
| | August | 604 | 3.50 | 5.39 | | 118.0 | 405 | 5.8 | 68.8 | 780 |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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